



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC 11 PM 3:08
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 250559

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Daniel Louis Feingold and Agus Darwanto C/O Adam Dash, Esq.

PETITIONER'S ADDRESS: 48 Grove Street, Somerville, MA 02144

LOCATION OF PROPERTY: 1436 CAMBRIDGE ST., Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

New walk-out recessed patio and window well increase the pre-existing, nonconforming gross floor area, FAR, and height of the structure, and will decrease the pre-existing, nonconforming open space. No new nonconformities will be created.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structures).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Daniel Louis Feingold and Agus Darwanto,
c/o Adam Dash & Associates

(Print Name)

Address:

48 Grove Street, Suite 304
Somerville, MA 02144

Tel. No.

617-625-7373

E-Mail Address:

dash@adamdashlaw.com

Date: December 6, 2023

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We Daniel Louis Feingold
(OWNER)

Address: 1436 Cambridge Street, Unit 1, Cambridge, MA 02139

State that I/We own the property located at 1436 Cambridge Street, Unit 1, Cambridge, MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of _____
Daniel Louis Feingold and Agus Darwanto

*Pursuant to a deed of duly recorded in the date 8/14/2018, Middlesex South
County Registry of Deeds at Book 71465, Page 216; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



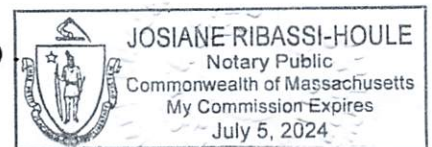
**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

****Written evidence of Agent's standing to represent petitioner may be requested.***

Commonwealth of Massachusetts, County of Middlesex

The above-name Daniel Louis Feingold personally appeared before me,
this 10th of November, 2023, and made oath that the above statement is true.

My commission expires July 5th 2024 (Notary Seal) _____ Notary



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

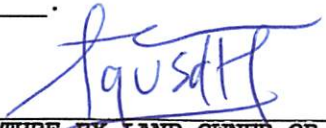
I/We Agus Darwanto
(OWNER)

Address: 1436 Cambridge Street, Unit 1, Cambridge, MA 02139

State that I/We own the property located at 1436 Cambridge Street, Unit 1, Cambridge, MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of _____
Daniel Louis Feingold and Agus Darwanto

*Pursuant to a deed of duly recorded in the date 8/14/2018, Middlesex South
County Registry of Deeds at Book 71465, Page 216; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

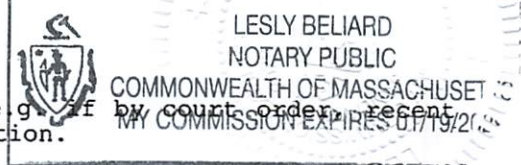
****Written evidence of Agent's standing to represent petitioner may be requested.***

Commonwealth of Massachusetts, County of Middlesex

The above-name Agus Darwanto personally appeared before me,
this 16th of November, 2023, and made oath that the above statement is true.

My commission expires 1-19-2029 (Notary Seal).

- If ownership is not shown in recorded deed, e.g., if by court order, recent deed, or inheritance, please include documentation.



THE UNITED STATES OF AMERICA

IN SENATE

COMMITTEE ON

EDUCATION AND THE LABOR FORCE

HEARINGS

ON

THE

PROPOSED

AMENDMENTS

TO

THE

EDUCATION

ACT OF 1958

AS AMENDED

BY

THE

COMMITTEE

ON

EDUCATION

AND THE

LABOR

FORCE



BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:**

Without the relief sought, the basement crawl space would remain useless, the unheated and non-habitable entry way would be wasted space, and the curved front yard with retaining wall would not be attractive or useful as Open Space. Remedying these issues requires variances due to the existing size, shape and elevation of the structure and the land, and the structure's attachment to another structure which is all that prevents this from being a special permit application under Section 8.22.2.d.

Enclosing the existing entryway will allow residents to be out of the elements when entering Unit 2. Finishing and increasing the size of the Unit 1 basement by putting the existing non-habitable crawl space to use, and with some addition to that, will allow the residents to remain in the property and will provide more living space without having any external impact. The sunken patio being proposed will provide useful outdoor space for the health of the residents.

None of this will impact the neighborhood or change the use of the property or the number of dwelling units thereon, however, none of this can happen without variances due to the hardship caused by existing size, configuration and elevation of the structure and land.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:**

The property is unusual being a two-unit condominium which is attached to another structure that is not part of the condominium property, being situated on a corner, having a useless basement crawl space area, having an unheated and non-habitable entryway, and having a curved front yard with retaining wall. This odd size, shape, configuration and elevation impacts how the Building Height, Gross Square Footage, Floor to Area Ratio and Open Space are calculated. As a result, a variance is required instead of a special permit only because the condominium structure is attached to another structure and is not "detached" under Section 8.22.2.d.

Another reason the building exceeds the height limit is because of the very steep pitched slate roof that extends at least 8 feet above the top floor. If this building was a typical triple decker, it would not exceed the height limit, even with the proposed sunken patio and window well. This existing roofline is a beautiful feature of the structure, but it creates a pre-existing, nonconforming height beyond what is allowed. In reality, from the Cambridge Street side of the existing structure, it looks like a two-story building with an attic dormer on the third floor, which gives it the appearance of being lower than the surrounding buildings

Due to the existing size, shape and elevation of the land and structure, the pre-existing and nonconforming Gross Floor Area, Floor to Area Ratio and Building Height technically get larger, but

the building does not actually change size on the exterior. The pre-existing and nonconforming Usable Open Space technically gets smaller, but the new sunken patio actually provides more usable outdoor space. In fact, the existing topography of the lot puts it in the 2070 1% LTFE precipitation zone, for which Flood Resilience Compliance approval for this project was obtained from the Department of Public Works.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

The number of units will not change, and the use will remain residential, so there will be no impact on adjacent uses. The changes are contained in the basement, enclosing an existing entryway, and adding a sunken patio, none of which will impact the neighborhood character as they are mostly difficult to see from the public way. The building does not actually change size on the exterior.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The finishing and extension of the basement with a window well and the creation of a sunken outdoor patio for Unit 1, and the enclosure of the unheated and non-habitable entry space for Unit 2, will not create any new nonconformities. They will slightly increase the pre-existing nonconformities for GFA, FAR, Building Height and Open Space, however, these changes relate to the odd size, shape and layout of the property and structure currently. The pre-existing and nonconforming Gross Floor Area, Floor to Area Ratio and Building Height technically get larger, but the building does not actually change size on the exterior. The pre-existing and nonconforming Usable Open Space technically gets smaller, but the new sunken patio actually provides more usable outdoor space.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: DANIEL FEINGOLD **PRESENT USE/OCCUPANCY:** 2 FAMILY RESIDENCE

LOCATION: 1436 CAMBRIDGE STREET **ZONE:** C-1

PHONE: 1(781)576-9870 **REQUESTED USE/OCCUPANCY:** 2 FAMILY RESIDENCE

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,836 S.F.</u>	<u>4,302 S.F.</u>	<u>3,310.5 S.F.</u>	(max.) VIOLATION
<u>LOT AREA:</u>	<u>4,402 S.F.</u>		<u>5,000 S.F.</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.87</u>	<u>1.02</u>	<u>0.75</u>	(max.) VIOLATION
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>4,402 S.F.</u>	<u>4,402 S.F.</u>	<u>1,500 S.F.</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>109'</u>		<u>50'</u>	(min.)
DEPTH				
<u>Setbacks in Feet:</u>				
FRONT CAMBRIDGE ST	<u>6.0'</u>	<u>6.0'</u>	<u>4'</u>	(min.)
REAR	<u>0</u>	<u>0</u>	<u>4'</u>	(min.)
<u>NOTE: CORNER LOT (LEFT S.B. N/A)</u>				
FRONT FAYETTE ST	<u>13.2'</u>	<u>13.2'</u>	<u>5'</u>	(min.)
RIGHT SIDE	<u>48.4'</u>	<u>48.4'</u>	<u>5'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>36.3'</u>	<u>37.3'</u>	<u>35'</u>	(max.) VIOLATION
LENGTH	<u>51.5'</u>			
WIDTH	<u>32.3'</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>0.25</u>	<u>0.23</u>	<u>0.30</u>	(min.) VIOLATION
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>3</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>0</u>	<u>0</u>	<u>4</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

The lot consists of two duplex residential units. Unit 1 is the basement and the first floor level. Unit two is the upper floors and partially on the first floor. The proposed unit one extension will be at the basement level and will consist of a bedroom and bathroom along with a sunken patio with stairs to the yard level outside. The construction will be poured-in-place concrete with brick veneer.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: DANIEL FEINGOLD **PRESENT USE/OCCUPANCY:** 2 FAMILY RESIDENCE

LOCATION: 1436 CAMBRIDGE STREET **ZONE:** C-1

PHONE: 1(781)576-9870 **REQUESTED USE/OCCUPANCY:** 2 FAMILY RESIDENCE

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3,836 S.F.</u>	<u>4,302 S.F.</u>	<u>3,310.5 S.F.</u>	(max.) VIOLATION
<u>LOT AREA:</u>		<u>4,402 S.F.</u>		<u>5,000 S.F.</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>		<u>0.87</u>	<u>1.02</u>	<u>0.75</u>	(max.) VIOLATION
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>4,402 S.F.</u>	<u>4,402 S.F.</u>	<u>1,500 S.F.</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>109'</u>		<u>50'</u>	(min.)
	<u>DEPTH</u>				
<u>Setbacks in Feet:</u>	<u>FRONT CAMBRIDGE ST</u>	<u>6.0'</u>	<u>6.0'</u>	<u>4'</u>	(min.)
<u>NOTE:</u>	<u>REAR</u>	<u>0</u>	<u>0</u>	<u>4'</u>	(min.)
<u>CORNER LOT</u>	<u>FRONT FAYETTE ST</u>	<u>13.2'</u>	<u>13.2'</u>	<u>5'</u>	(min.)
<u>(LEFT S.B. N/A)</u>	<u>RIGHT SIDE</u>	<u>48.4'</u>	<u>48.4'</u>	<u>5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>36.3'</u>	<u>37.3'</u>	<u>35'</u>	(max.) VIOLATION
	<u>LENGTH</u>	<u>51.5'</u>			
	<u>WIDTH</u>	<u>32.3'</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>0.25</u>	<u>0.23</u>	<u>0.30</u>	(min.) VIOLATION
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>3</u>	<u>3</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>0</u>	<u>0</u>	<u>4</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Daniel Louis Feingold and Agus Darwanto
Location: 1436 CAMBRIDGE ST., Unit 1, Cambridge, MA
Phone: 617-625-7373

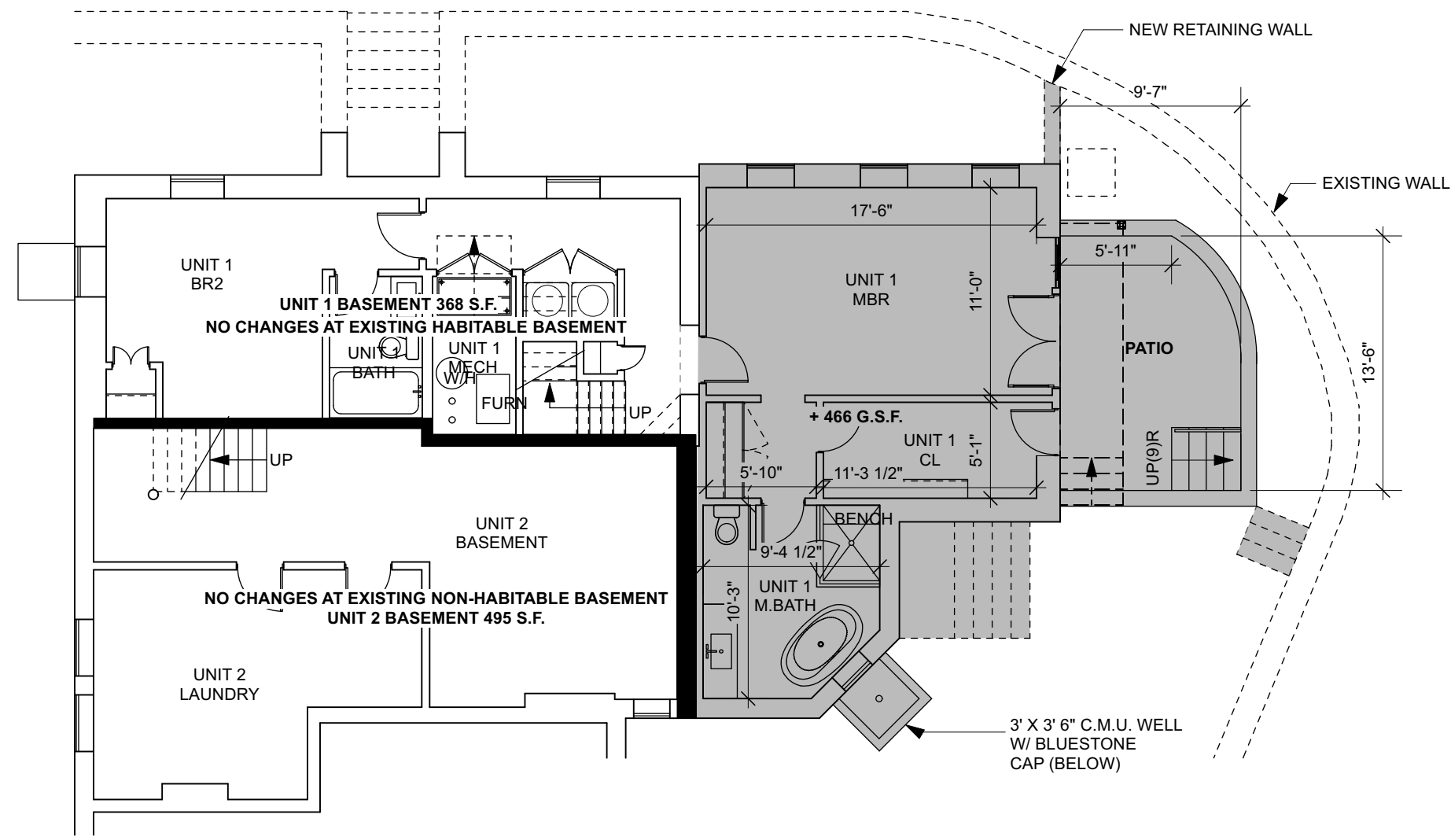
Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3836	4302	3310.5	(max.)
<u>LOT AREA:</u>		4402	4402	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.87	1.02	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4402	4402	1500	
<u>SIZE OF LOT:</u>	WIDTH	109.2	109.2	50	
	DEPTH	40.85	40.85	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	6 (Cambridge St.) and 13.2 (Fayette St.)	6 (Cambridge St.) and 13.2 (Fayette St.)	4 (Cambridge St.) and 5 (Fayette St.)	
	REAR	0	0	4	
	LEFT SIDE	N/A	N/A	N/A	
	RIGHT SIDE	48.4	48.4	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	36.3	37.3	35	
	WIDTH	51.5	51.5	N/A	
	LENGTH	32.3	32.3	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.25	0.23	0.30	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		3	3	0	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	4	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:


N/A

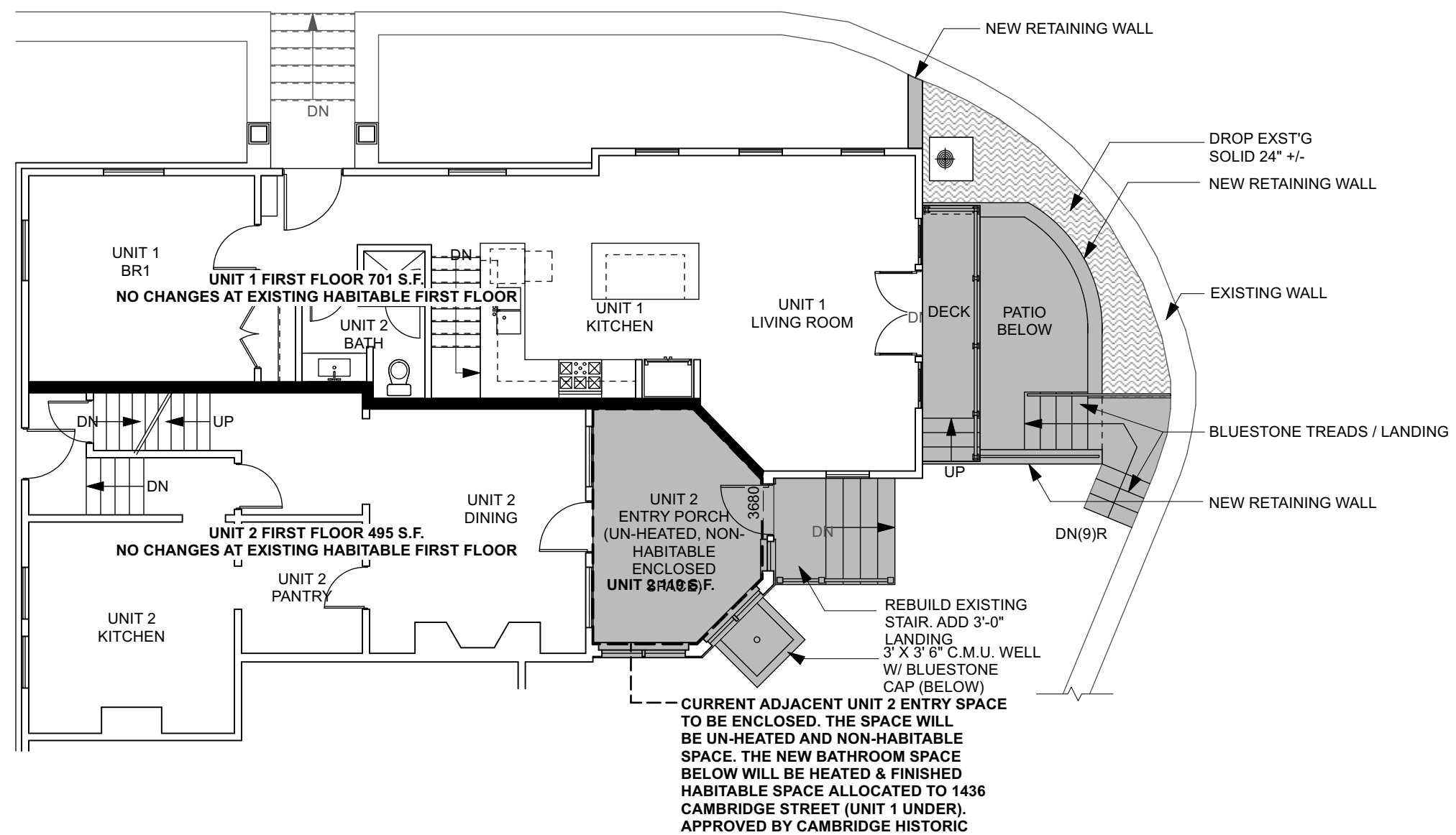
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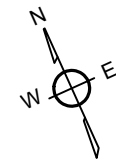
BASEMENT FLOOR PLAN
1/8" = 1'-0"




FLOOR PLANS
 TIMOTHY SHEEHAN ARCHITECT 9 WALL STREET CHARLESTOWN, MA. 02129
PROPOSED RENOVATIONS 1436 CAMBRIDGE STREET CAMBRIDGE, MA.
START DATE: 1/29/20 DRAWN BY: TS SCALE: 1/8" = 1'-0" PROJECT #: 2021-09 <hr/> <hr/> <hr/> <hr/>
A1



FIRST FLOOR PLAN
1/8" = 1'-0"



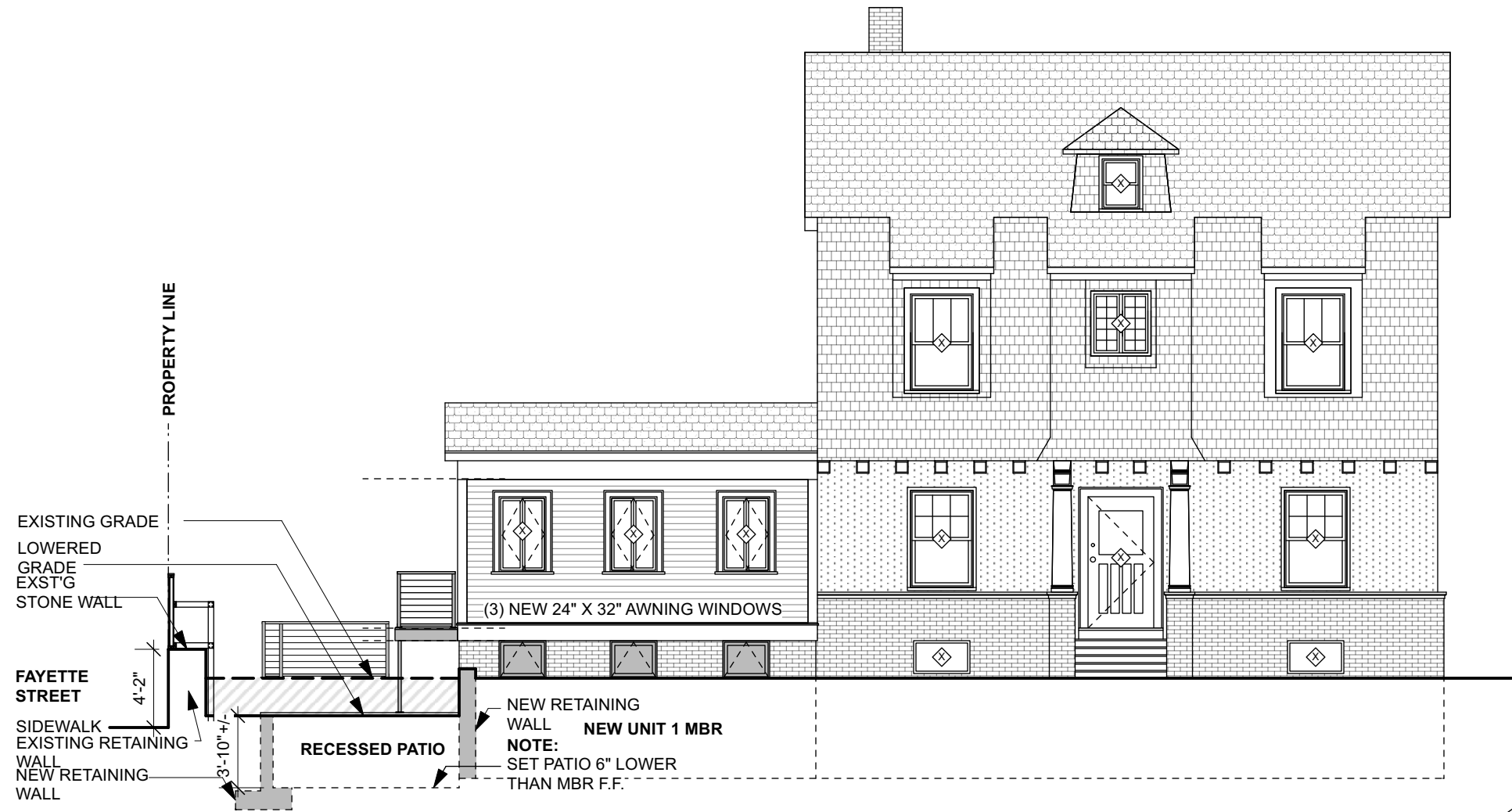
FLOOR PLANS

**TIMOTHY SHEEHAN ARCHITECT**
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

A2



CAMBRIDGE STREET ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"



ELEVATIONS



TIMOTHY SHEEHAN ARCHITECT

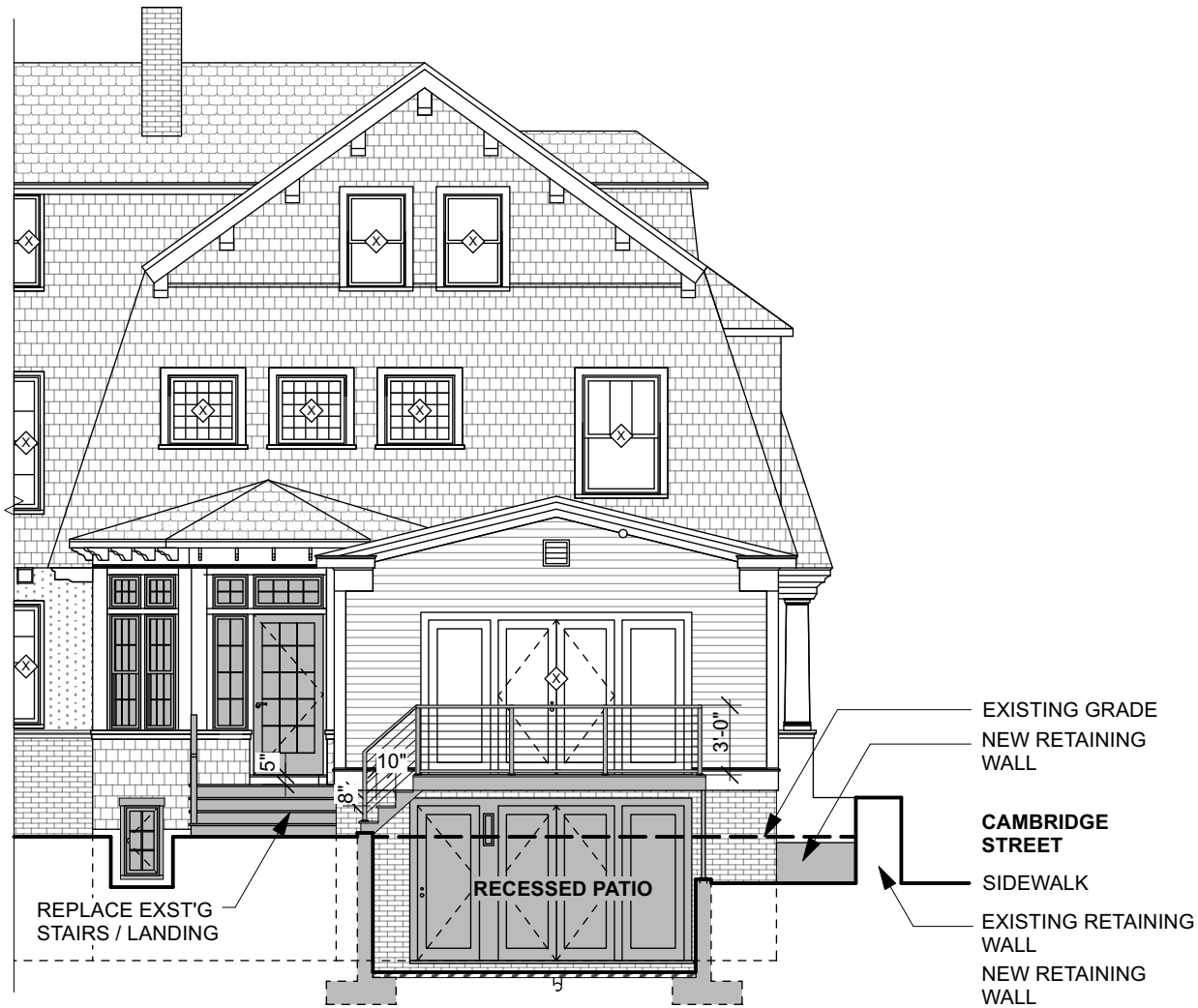
9 WALL STREET
CHARLESTOWN, MA. 02129

**PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.**

START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

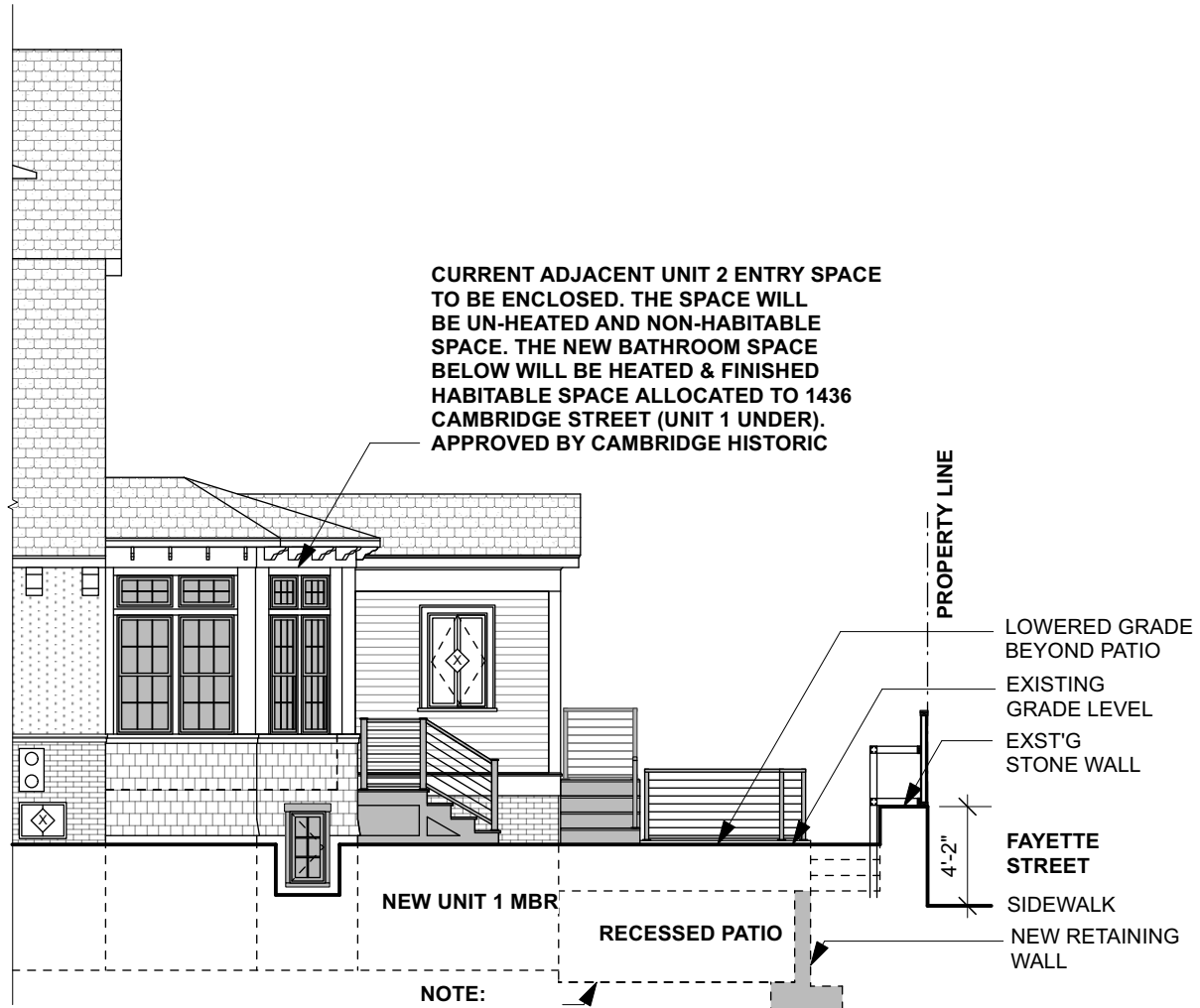
A3

ZONING SET 11-16-23



FAYETTE STREET ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



ELEVATIONS



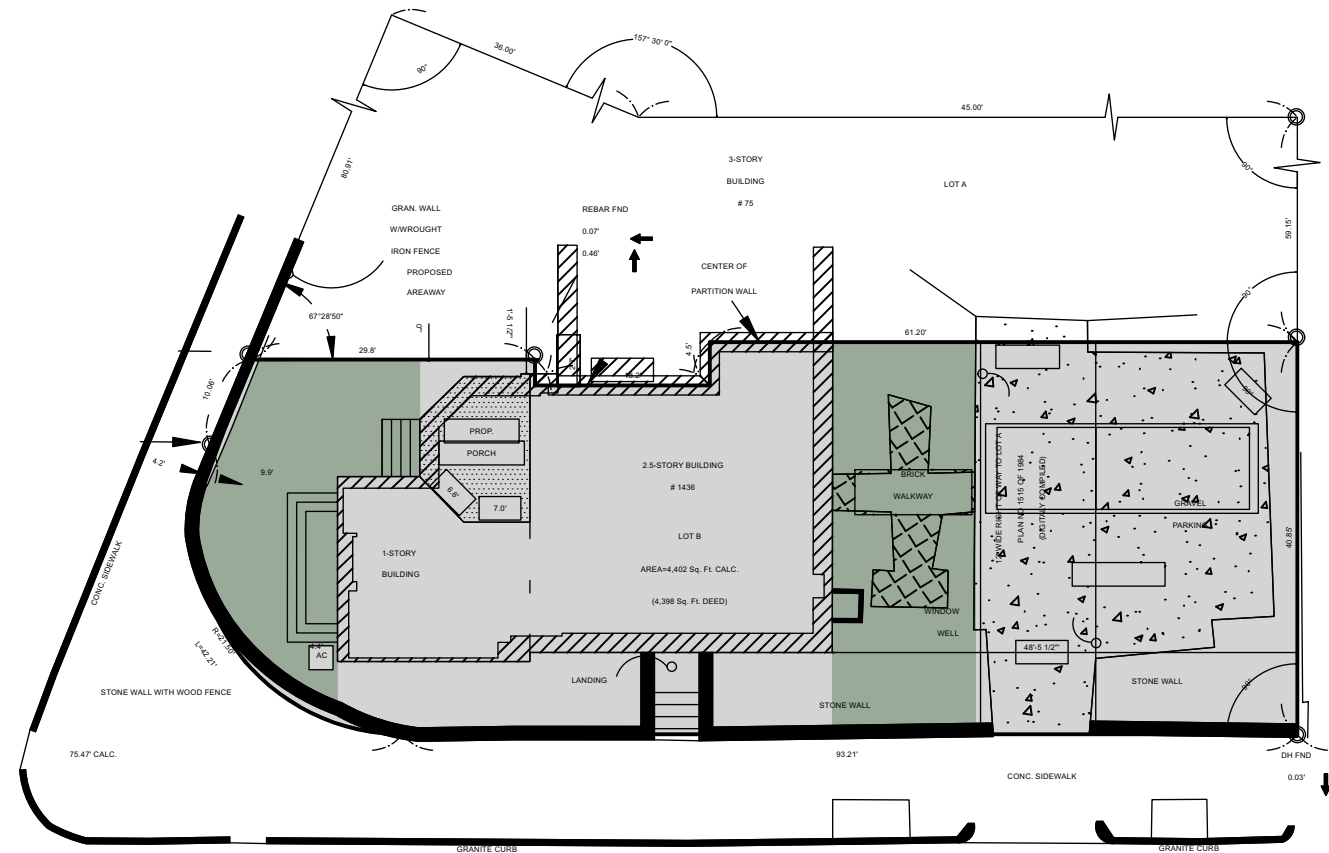
TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

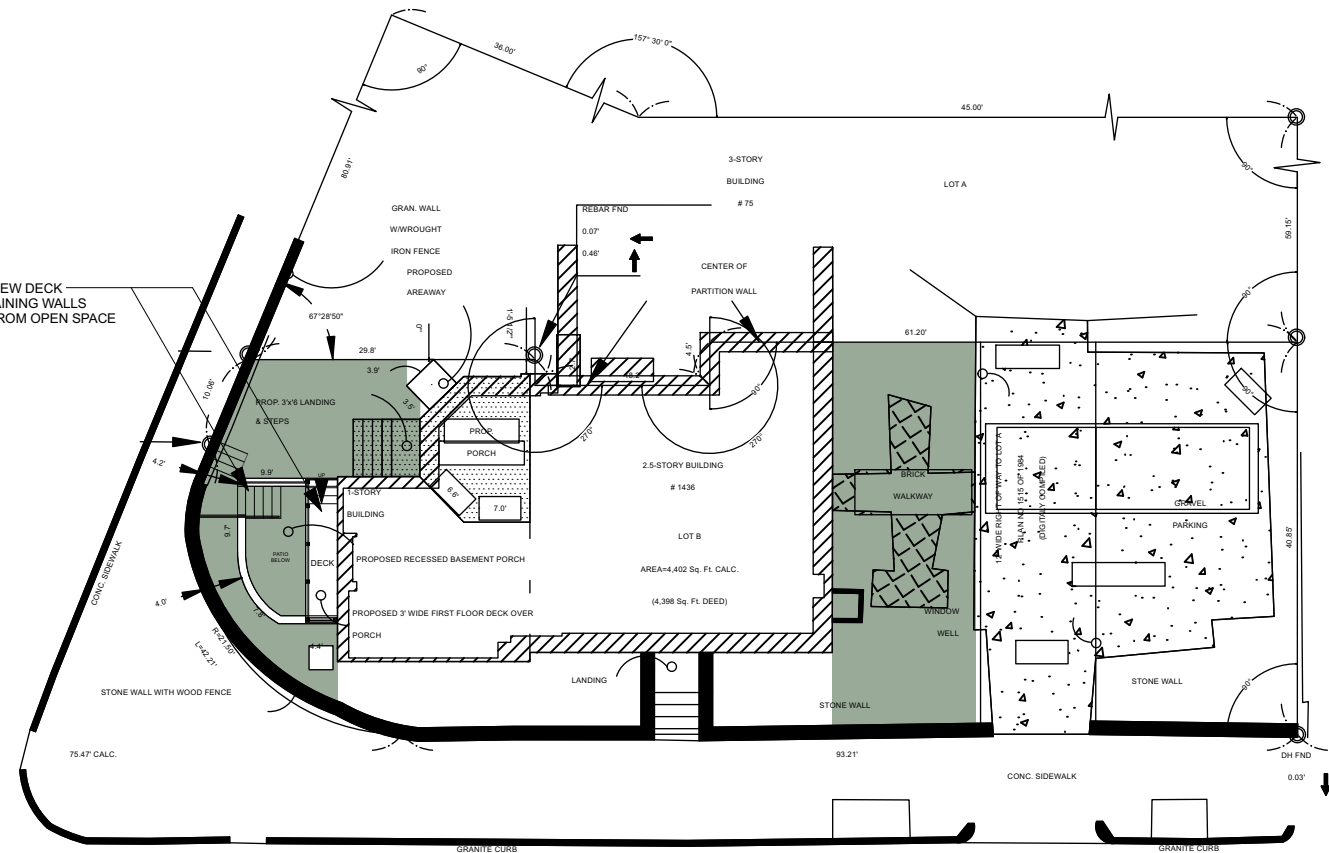
A4

ZONING SET 11-16-23



EXISTING OPEN SPACE
1" = 20'-0"

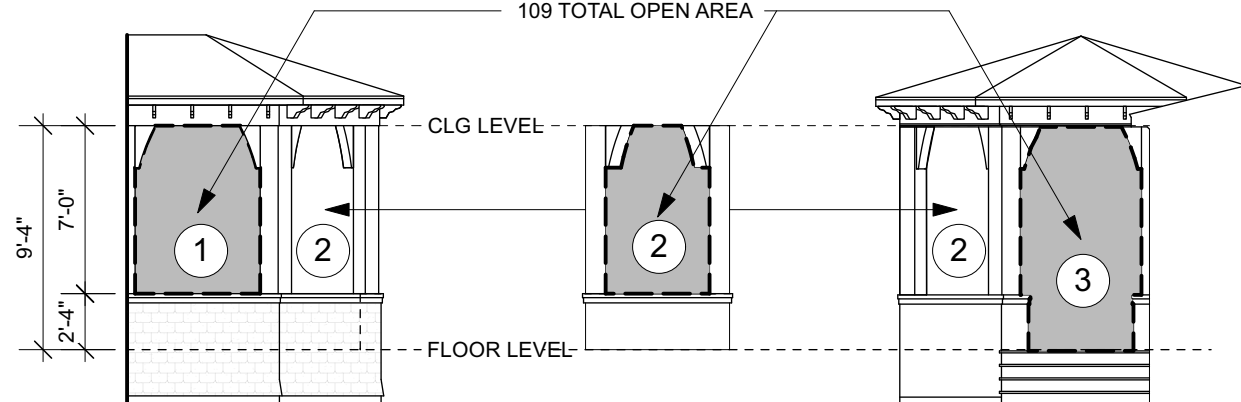
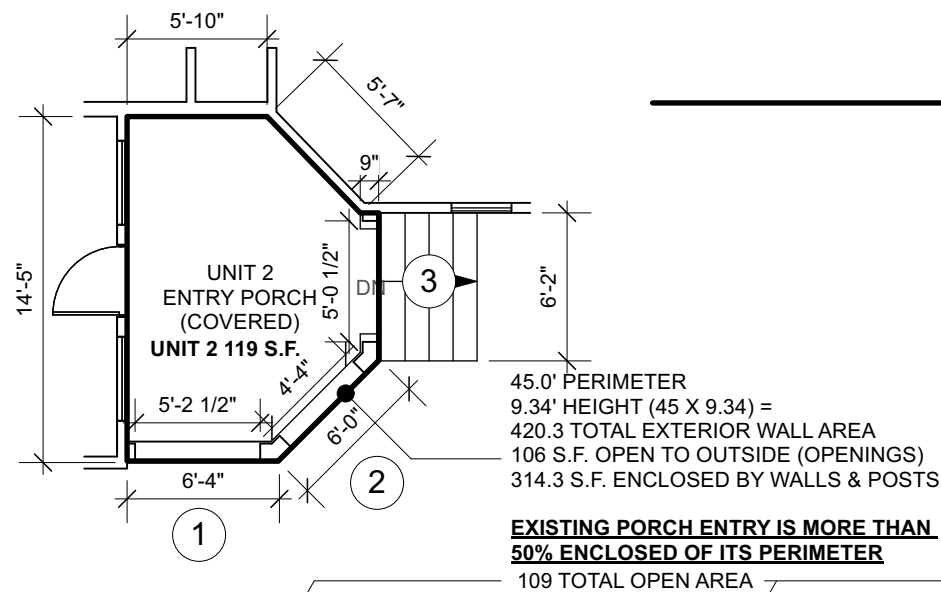
EXISTING OPEN SPACE
1,080 S.F.



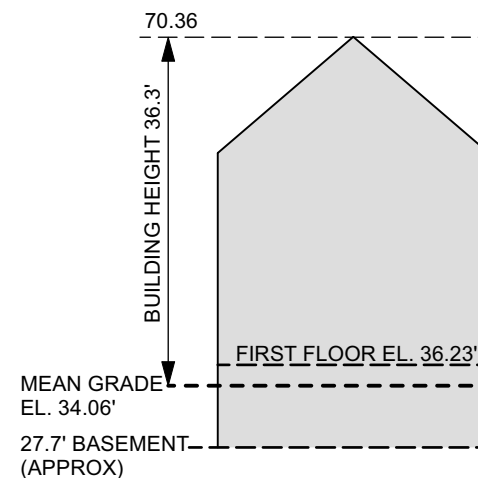
PROPOSED OPEN SPACE
1" = 20'-0"

PROPOSED OPEN SPACE
1,016 S.F.

OPEN SPACE WORKSHEET 11-16-23

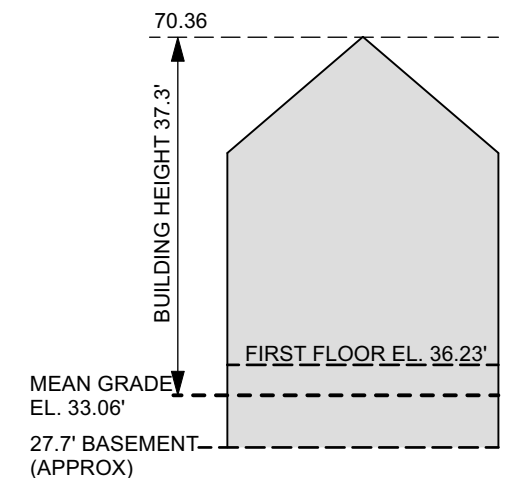


ENCLOSED PORCH WORKSHEET 11-16-23



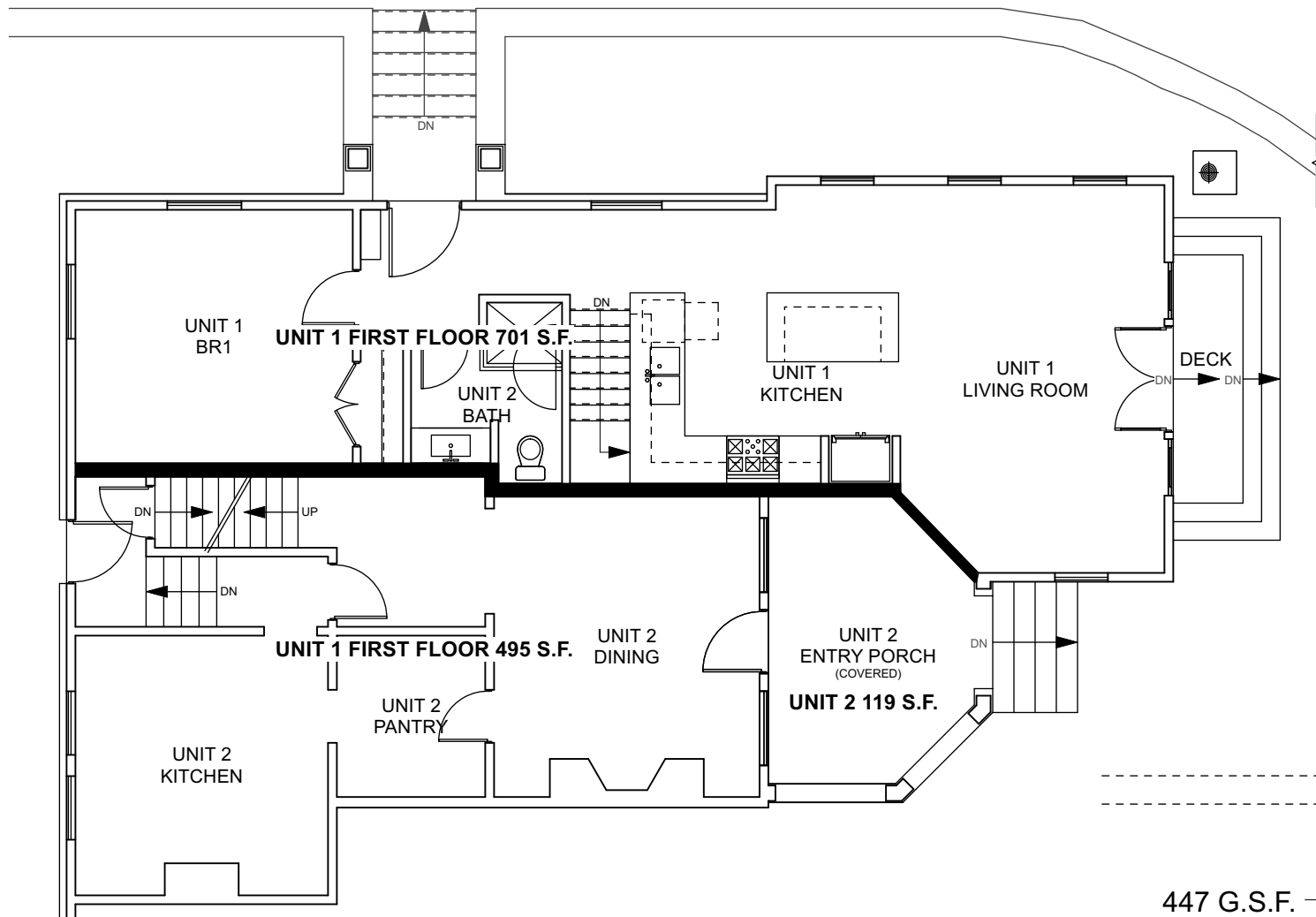
EXISTING BUILDING HEIGHT
N.T.S.

NOTE:
ALL NUMBERS BASED ON LAND MAPPING INC.
TOPOGRAPHICAL SITE PLAN (ATTACHED TO
THIS SUBMISSION). SUNKEN PATIO, LOWERED GRADE
AREA AND WINDOW WELL ARE FROM ARCH SECTIONS
RELATED TO KNOWN POINTS: F.F. ELEV, ETC.



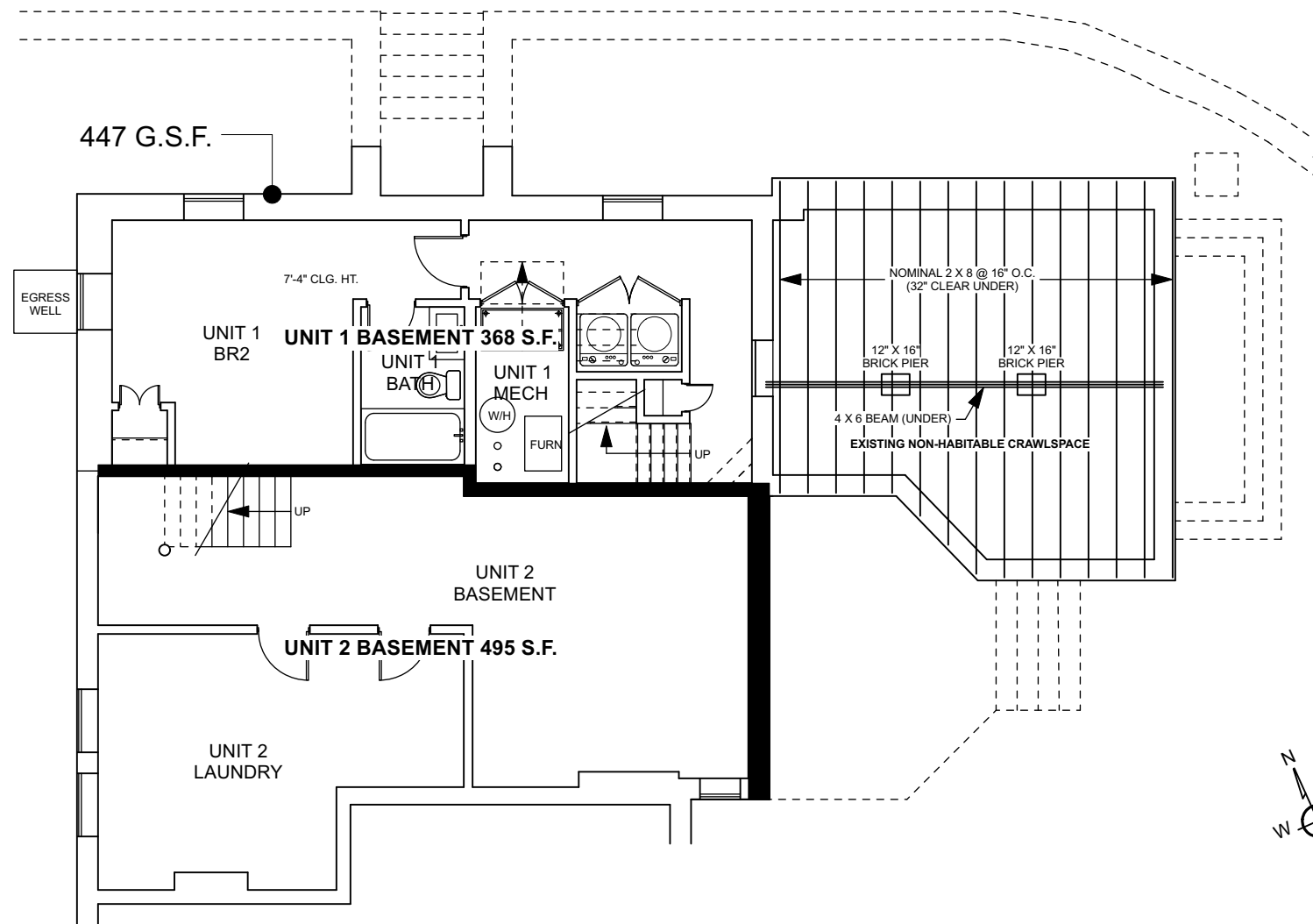
PROPOSED BUILDING HEIGHT
N.T.S.
(W/ WINDOW AREAWAY, LOWERED GRADES
& SUNKEN PATIO FACTORED)

BUILDING HEIGHT WORKSHEET 11-16-23



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"



EXISTING BASEMENT FLOOR PLAN

1/8" = 1'-0"



EXISTING
FLOOR PLANS



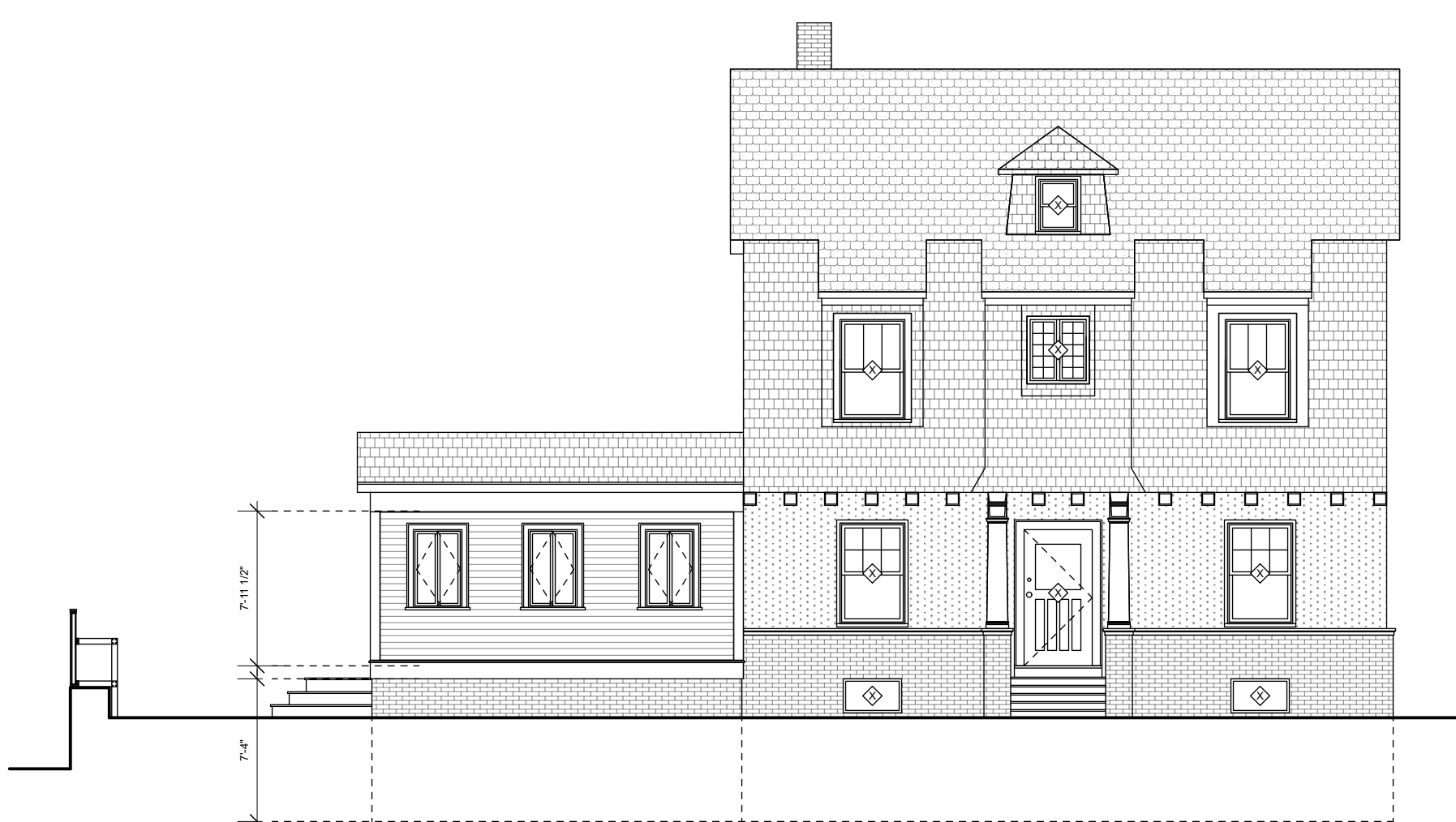
TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

X1

ZONING SET 11-16-23



EXISTING CAMBRIDGE STREET ELEVATION

1/8" = 1'-0"



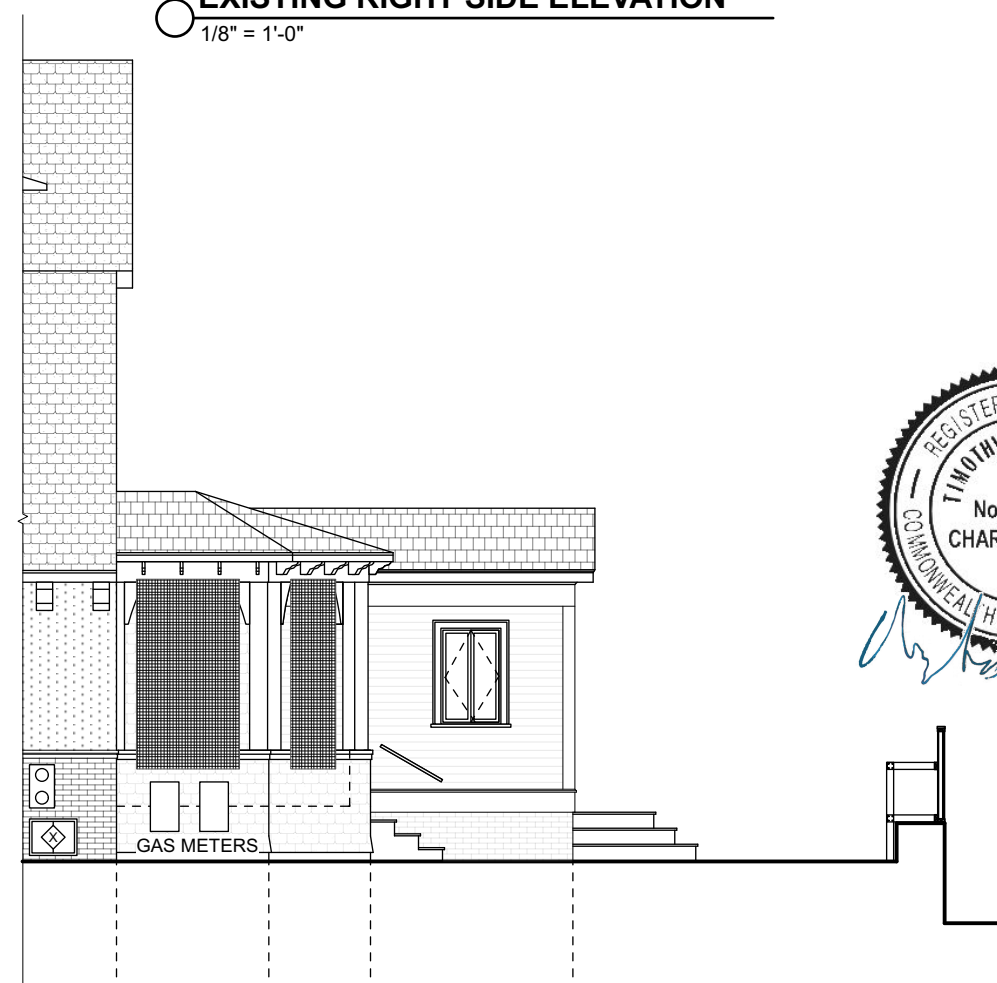
EXISTING RIGHT SIDE ELEVATION

1/8" = 1'-0"



EXISTING FAYETTE STREET ELEVATION

1/8" = 1'-0"



EXISTING REAR ELEVATION

1/8" = 1'-0"

ZONING SET 11-16-23



PROPOSED RENOVATIONS
1436 CAMBRIDGE STREET
CAMBRIDGE, MA.

START DATE: 1/29/20
DRAWN BY: TS
SCALE: 1/8" = 1'-0"
PROJECT #: 2021-09

EXISTING
ELEVATIONS

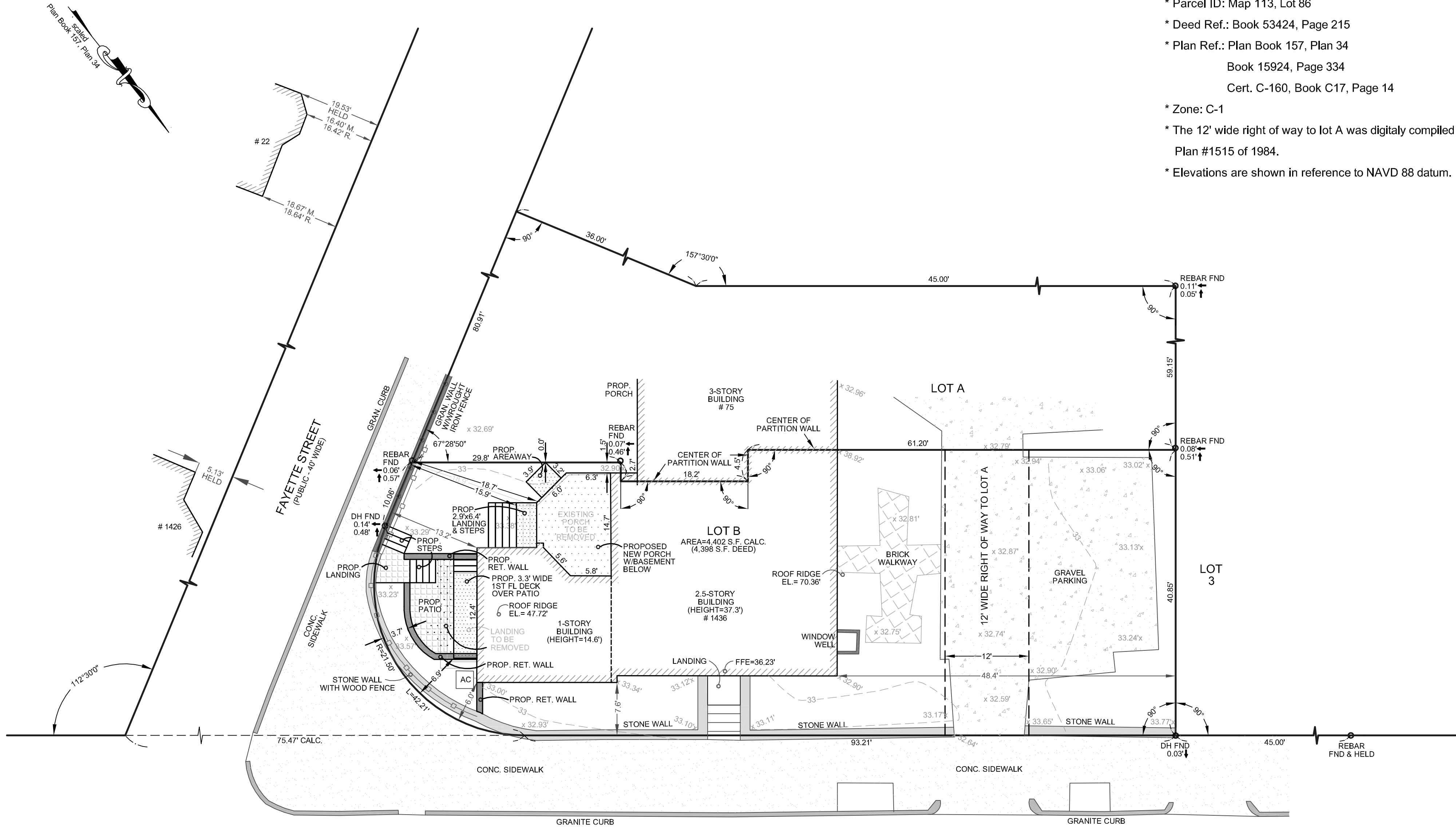


TIMOTHY SHEEHAN ARCHITECT
9 WALL STREET
CHARLESTOWN, MA. 02129

X2

NOTES:

- * Registered Owner: 1436 Cambridge Street Condominium Trust
- * Parcel ID: Map 113, Lot 86
- * Deed Ref.: Book 53424, Page 215
- * Plan Ref.: Plan Book 157, Plan 34
- Book 15924, Page 334
- Cert. C-160, Book C17, Page 14
- * Zone: C-1
- * The 12' wide right of way to lot A was digitaly compiled from Plan #1515 of 1984.
- * Elevations are shown in reference to NAVD 88 datum.



CITY OF CAMBRIDGE
BENCH MARK #1244
XCUT ON HYDRANT BOMO
EL.= 31.69' NAVD 88

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CAMBRIDGE (PUBLIC - 66' WIDE) STREET



Patrick Roseingrave
Patrick Roseingrave Licence # 35790
Professional Land Surveyor

Proposed Site Plan

1436 Cambridge Street
Cambridge, MA 02139



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: November 03, 2023

CITY OF CAMBRIDGE
DEPARTMENT OF PUBLIC WORKS

147 Hampshire Street, Cambridge, MA 02139

Phone (617) 349-4800



**Flood Resilience Compliance
Confirmation**

Confirmation Number: 249673
Date Issued: November 27, 2023

Project Address/ 1436 CAMBRIDGE ST
Location:
Map/Lot: 113-86-1
Project Stage: Special Permit

Applicant:

Name: Adam Dash
Mailing Address: 48 Grove Street Suite 304 Somerville, Somerville, MA 02144
Email Address: dash@adamdashlaw.com
Telephone #: 617-625-7373

Applicability:

Is this project subject to Green Building Requirements (Section 22.20)?	No
Does this project involve the construction of a new building?	No
Does this project enlarge an existing building's footprint by at least 50%?	No
Does Any development in Stories Below Grades seeking exemption under Section 5.25.2?	Yes

LTFE:

	SLR/SS	Precip	LTFE*
2070 1%	0	33.1	33.1

2070 10%	0	0	0
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*All Elevations in Cambridge City
Base*

**As defined by Zoning, whichever is higher of 1% and 10% events.*

Meeting of Development Standards

Describe compliance with Section 22.84.1 (a): All occupiable spaces shall be protected from 10 % LTFE:

N/A

Describe compliance with Section 22.84.1 (b and c): Habitable spaces and critical building equipment shall be protected from the 1% LTFE:

The property is barely into the 2070 1% precipitation zone and is not in any other LTFE zone. The existing basement is being finished and extended by poured-in-place concrete with brick veneer. There will be a new walk-out recessed patio and window well added. The property has an approximately four foot retaining wall around this area.

Describe compliance with Section 22.84.2, how spaces below the 10% LTFE will recover from flood event.

N/A

Notes/Conditions:

This Document Confirms that the above mentioned project is in Conformance with the Flood Resilience Standards.

Confirmation #: **249673** Date: **November 27, 2023**

The map displays a residential neighborhood with various streets and property lots. Key streets include Line St, Hampshire St, Cambridge St, Fayette St, Antrim St, and Fainwood Cir. Numerous lots are labeled with numbers, such as 111-43, 111-41, 111-47, 111-48, 111-54, 111-55, 111-58, 111-60, 111-73, 113-37, 113-38, 113-86, 113-85, 113-41, 113-42, 113-43, 113-45, 113-46, 113-47, 113-55, 113-56, 113-57, 113-77, 113-78, 114A-16, 114A-17, 114A-15, 114A-99, 114A-107, 114A-106, 114A-105, 114A-104, 114A-103, 114A-13, 114A-12, 114A-20, 114A-112, 114A-111, 114A-110, 114A-109, 114A-108, 114A-98, 114A-19, 114A-115, 114A-120, 114A-63, 114A-62, 114A-61, 114A-60, 114A-121, 114A-100, 114A-101, 114A-102, 114A-103, 114A-104, 114A-105, 114A-106, 114A-107, 114A-108, 114A-109, 114A-110, 114A-111, 114A-112, 114A-113, 114A-114, 114A-115, 114A-116, 114A-117, 114A-118, 114A-119, 114A-120, 114A-121, 114A-122, 114A-123, 114A-124, 114A-125, 114A-126, 114A-127, 114A-128, 114A-129, 114A-130, 114A-131, 114A-132, 114A-133, 114A-134, 114A-135, 114A-136, 114A-137, 114A-138, 114A-139, 114A-140, 114A-141, 114A-142, 114A-143, 114A-144, 114A-145, 114A-146, 114A-147, 114A-148, 114A-149, 114A-150, 114A-151, 114A-152, 114A-153, 114A-154, 114A-155, 114A-156, 114A-157, 114A-158, 114A-159, 114A-160, 114A-161, 114A-162, 114A-163, 114A-164, 114A-165, 114A-166, 114A-167, 114A-168, 114A-169, 114A-170, 114A-171, 114A-172, 114A-173, 114A-174, 114A-175, 114A-176, 114A-177, 114A-178, 114A-179, 114A-180, 114A-181, 114A-182, 114A-183, 114A-184, 114A-185, 114A-186, 114A-187, 114A-188, 114A-189, 114A-190, 114A-191, 114A-192, 114A-193, 114A-194, 114A-195, 114A-196, 114A-197, 114A-198, 114A-199, 114A-200, 114A-201, 114A-202, 114A-203, 114A-204, 114A-205, 114A-206, 114A-207, 114A-208, 114A-209, 114A-210, 114A-211, 114A-212, 114A-213, 114A-214, 114A-215, 114A-216, 114A-217, 114A-218, 114A-219, 114A-220, 114A-221, 114A-222, 114A-223, 114A-224, 114A-225, 114A-226, 114A-227, 114A-228, 114A-229, 114A-230, 114A-231, 114A-232, 114A-233, 114A-234, 114A-235, 114A-236, 114A-237, 114A-238, 114A-239, 114A-240, 114A-241, 114A-242, 114A-243, 114A-244, 114A-245, 114A-246, 114A-247, 114A-248, 114A-249, 114A-250, 114A-251, 114A-252, 114A-253, 114A-254, 114A-255, 114A-256, 114A-257, 114A-258, 114A-259, 114A-260, 114A-261, 114A-262, 114A-263, 114A-264, 114A-265, 114A-266, 114A-267, 114A-268, 114A-269, 114A-270, 114A-271, 114A-272, 114A-273, 114A-274, 114A-275, 114A-276, 114A-277, 114A-278, 114A-279, 114A-280, 114A-281, 114A-282, 114A-283, 114A-284, 114A-285, 114A-286, 114A-287, 114A-288, 114A-289, 114A-290, 114A-291, 114A-292, 114A-293, 114A-294, 114A-295, 114A-296, 114A-297, 114A-298, 114A-299, 114A-300, 114A-301, 114A-302, 114A-303, 114A-304, 114A-305, 114A-306, 114A-307, 114A-308, 114A-309, 114A-310, 114A-311, 114A-312, 114A-313, 114A-314, 114A-315, 114A-316, 114A-317, 114A-318, 114A-319, 114A-320, 114A-321, 114A-322, 114A-323, 114A-324, 114A-325, 114A-326, 114A-327, 114A-328, 114A-329, 114A-330, 114A-331, 114A-332, 114A-333, 114A-334, 114A-335, 114A-336, 114A-337, 114A-338, 114A-339, 114A-340, 114A-341, 114A-342, 114A-343, 114A-344, 114A-345, 114A-346, 114A-347, 114A-348, 114A-349, 114A-350, 114A-351, 114A-352, 114A-353, 114A-354, 114A-355, 114A-356, 114A-357, 114A-358, 114A-359, 114A-360, 114A-361, 114A-362, 114A-363, 114A-364, 114A-365, 114A-366, 114A-367, 114A-368, 114A-369, 114A-370, 114A-371, 114A-372, 114A-373, 114A-374, 114A-375, 114A-376, 114A-377, 114A-378, 114A-379, 114A-380, 114A-381, 114A-382, 114A-383, 114A-384, 114A-385, 114A-386, 114A-387, 114A-388, 114A-389, 114A-390, 114A-391, 114A-392, 114A-393, 114A-394, 114A-395, 114A-396, 114A-397, 114A-398, 114A-399, 114A-400, 114A-401, 114A-402, 114A-403, 114A-404, 114A-405, 114A-406, 114A-407, 114A-408, 114A-409, 114A-410, 114A-411, 114A-412, 114A-413, 114A-414, 114A-415, 114A-416, 114A-417, 114A-418, 114A-419, 114A-420, 114A-421, 114A-422, 114A-423, 114A-424, 114A-425, 114A-426, 114A-427, 114A-428, 114A-429, 114A-430, 114A-431, 114A-432, 114A-433, 114A-434, 114A-435, 114A-436, 114A-437, 114A-438, 114A-439, 114A-440, 114A-441, 114A-442, 114A-443, 114A-444, 114A-445, 114A-446, 114A-447, 114A-448, 114A-4

1436 Camb St. #1

Petitioners

111-48
KATSOULIS, GREGORY & JENNIFER KATSOULIS
1431 CAMBRIDGE ST. UNIT#2
CAMBRIDGE, MA 02139

111-55
GARIP, FILIZ & MERT RORY SABUNCU
1429 CAMBRIDGE ST UNIT 3
CAMBRIDGE, MA 02139

ADAM DASH & ASSOCIATES
C/O ADAM DASH, ESQ.
48 GROVE STREET
SOMERVILLE, MA 02144

111-54
GUO, CHIU-SHIEN & JOSEPHINE LOUIE
1429A CAMBRIDGE ST, #2
CAMBRIDGE, MA 02139

111-54
ZANELLA-FORESI, SABRINA & ANTONY FLACKETT
1429A CAMBRIDGE ST UNIT 3
CAMBRIDGE, MA 02139

113-86
FEINGOLD, DANIEL LOUIS & AGUS DARWANTO
1436 CAMBRIDGE ST - UNIT 1
CAMBRIDGE, MA 02139

111-48
GROEBE, FERN M.
1431A CAMBRIDGE ST #4
CAMBRIDGE, MA 02139

111-55
BURCHARDT, JOHN F. & ROSARIO S. DELACRUZ
1429 CAMBRIDGE ST UNIT 1
CAMBRIDGE, MA 02139

111-41
1445 CAMBRIDGE LLC.
C/O INVESTMENT PROPERTIES, LTD
825 BEACON ST
NEWTON CTR, MA 02159

111-48
ROSEMAN, MINDY J.
1431A CAMBRIDGE ST #5
CAMBRIDGE, MA 02139

111-55
NETLAND, GREGORY A. & KIMBERLY A. HOLLIDAY
2 FIELDSTONE WAY
BOXFORD, MA 01921

113-41
ROONEY, EDWARD S. III & MAGGIE E. PARTILLA
73 FAYETTE ST - UNIT 3
CAMBRIDGE, MA 02139

113-85
FOSTER, SUSAN KELLY
75 FAYETTE ST - UNIT 2
CAMBRIDGE, MA 02139

113-37
BROWN, PHILLIP M. & SHEILA M. O'KEEFE
1452 CAMBRIDGE ST.
CAMBRIDGE, MA 02139-1197

113-41
BLACKMORE, JOSIAH H.
73 FAYETTE ST - UNIT 2
CAMBRIDGE, MA 02139

113-85
FOULIS, DEAN J. & JILL MARTYN
75 FAYETTE ST - UNIT 1
CAMBRIDGE, MA 02139

114A-16
FAYAD, DONNA,
TRUSTEE THE DONNA FAYAD REALTY TRUST
50 BARTON DR
SUDBURY, MA 01776

114A-16
CARREIRO, MANUEL V. & MARIA L. CARREIRO
1 TAUNTON ST
SOMERVILLE, MA 02143

114A-15
KEOUGH, MICHELE PHILIP D. COOPER
80 FAYETTE ST UNIT 2
CAMBRIDGE, MA 02139

113-57
YILMAZ, GAMZE &
CHRISTOPHER BURNS PARLATO
6 FAINWOOD CIR - UNIT 2
CAMBRIDGE, MA 02139

114A-17
FIRST UNITED PRESBYTERIAN CHURCH OF
CAMBRIDGE
P.O BX 398089
CAMBRIDGE, MA 02139

113-57
CHEN, DANIEL C.R. & TRACY ELLICE Y CHEN
210 COMMON ST
BELMONT, MA 02478

114A-15
LICKLIDER, TRACY & JANANN LICKLIDER
78 FAYETTE ST. UNIT#1
CAMBRIDGE, MA 02139

113-86
FEINER, ALAN R. & ROBERT G. TODD
1436 CAMBRIDGE ST - UNIT 2
CAMBRIDGE, MA 02139

113-85
THORMANN, M. JOAN
75 FAYETTE ST - UNIT 3
CAMBRIDGE, MA 02139

113-41
WALSH, TOMAS R. & ELIZABETH P. WALSH
73 FAYETTE ST - UNIT 1
CAMBRIDGE, MA 02139

114A-16
CARREIRO, MANUEL V.,
TRUSTEE THE UNIT 1B REALTY TRUST
1 TAUNTON ST
SOMERVILLE, MA 02143

111-48
KONG, LIHUA
1431 CAMBRIDGE ST #1
CAMBRIDGE, MA 02139

111-43
CAMBRIDGE PUBLIC HEALTH COMMISSION &
CITY OF CAMBRIDGE TAX TITLE
1493 CAMBRIDGE ST
CAMBRIDGE, MA 021369

113-38
ROQUERRE TIESHUN
1446 CAMBRIDGE ST
CAMBRIDGE, MA 02139

1436 Cambs Ad. #1

113-57

SONG, KUN & YAN ZHOU
6 FAINWOOD CIR - UNIT 3
CAMBRIDGE, MA 02139

111-47

SUN SHARK PROPERTIES LLC,
3770 CANOPY CIRCLE
NAPLES, FL 34120

111-28

IANELLI, JOSEPH J & NINA R IANELLI
80 PARK AVE
CAMBRIDGE, MA 02138

114A-16

DESAI ADITYA SHETH LABDHI
1426 CAMBRIDGE ST UNIT 3
CAMBRIDGE, MA 02141

111-54

CHRISTOFORETTI, ELIZABETH BOWIE
1429A CAMBRIDGE ST UNIT 1
CAMBRIDGE, MA 02139

111-48

KODALI, NIKITA K.
1431 CAMBRIDGE ST UNIT #3
CAMBRIDGE, MA 02139